

Capital Planning Committee Meeting Minutes October 2, 2014

In attendance were:

Steve Andrew
Andrew Flanagan
Charles Foscett
Mike Morse
Brian Rehrig
Diane Johnson
Ruth Lewis
Anthony Lionetta
Barbara Thornton

Also in attendance: Eve Margolis, members of the PTBC and others (see below)

* Denotes those not in attendance

- **Meeting Opened:** Charlie Foscett opened the meeting and Andrew Flanagan provided packets of Departmental Requests to CPC members. Also, included in the packets were tables presenting the initial draft of capital plan based on submitted requests. Given that this meeting was primarily intended to be a joint meeting between the CPC and the PTBC on Stratton, Charlie Foscett made a motion to postpone review/approval of past meeting minutes, which was voted on in the affirmative.
- **Review of Initial Draft Capital Plan:** Andrew Flanagan provided an overview of the initial draft capital plan highlighting key new requests and/or modifications from last year. In general, the draft plan is about \$500k above the 5% criteria in FY 20116.
- **DAV Disposition:** Adam Chapdelaine reported on the status of a Town owned property on Massachusetts Avenue and used by the DAV. The Town obtained this property through taxes owed. The building has in the range of 7,000 square feet and has party walls on both sides. The property has not paid taxes or rent over the years. The Town is evaluating the preferred disposition of the property including rehab for lease or direct sale. There will be a public meeting on October 27 to discuss this matter. There is interest for the sale of the property and applying the proceeds to a capital project such as the Stratton School.
- **Joint Meeting of CPC/PTBC on Stratton School Renovations:** Members of the Permanent Town Building Committee and others joined the CPC to hear a presentation on a project to complete renovations to the Stratton School. Joining the meeting were Allen Reedy, Bill Hayner, Suzanne Robinson, John Mahr, and Adam Chapdelaine; as well as Superintendent Brodie, Principal Hanna and Chris Carmody, Stratton School parent. Scot Woodin from DRA (the Town's selected Architect) reviewed DRA's report prepared based their efforts working with the Stratton School Building Committee over the summer.

- **Stratton School Project Background:** Stratton School is the last elementary school in Town to be upgrade. It is not eligible of MSBA funding. The CPC had requested that the School Department evaluate what would be needed to bring the school up to a comparable level with the other schools. Superintendent Brodie provided an overview of activities working with DRA to evaluate needs and develop a plan and budgetary costs. In the recent past, approximately \$2.5 million has been spent primarily in the classroom wing to upgrade windows, the heat plant and the roof.
- **Review Stratton Report:** Scot Woodin reported on the process and findings of the study. Improvements can be classified into four categories: Building/Systems upgrades (windows, roof and heat in the Administrative/K Wing), Programmatic (Library, Kitchen, Nurses Station), Code Compliance (ADA, Fire Protection and Seismic) and Educational Environment (Interior decor, Lighting, Classroom Casework and Furnishings).

The estimate of construction is around \$8 million, \$10.5 million with soft costs. DRA prepared various scenarios for implementation including various multi-year programs (ranging from 3 to 10 years) to a one plus year project (requiring the relocation of students). Options designated as Scenario 3- Construction over three consecutive summers with some shoulders and Scenario 4 - Construction over one year plus seem to be the ones most preferred.
- **Stratton School -Next Step:** The CPC will review this information and assess possible funding approaches including the sale of other Town properties, as was done for the Thompson School project. At this time, there is no financial plan in place and the start of the project, if funding, is found is open matter.
- **Next meeting:** October 9, 2014.

Adjournment